DERBYSHIRE County Council

Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall, Market Place
RIPLEY
Derbyshire
DE5 3XE

Highway Officer: Amelia Williams
Our ref: AVBC/2026/015920
Your ref: AVA/2026/0053
Date: 23 February 2026

Dear Katja Graham

TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY

PROPOSAL: Two storey rear extension incuding garden room, bedrooms and en suite. Two storey front extension and formation of garage with en suite above. New mono pitch roof to former garage and porch with new pitched roof to existing side elevation.

LOCATION: 16 Devonshire Drive Duffield Belper Derbyshire DE56 4DD

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 **has no objection subject to an informative.**

This planning application is seeking permission for a two-storey rear extension including garden room, bedrooms and en-suite at 16 Devonshire Drive, Duffield, Belper. The works also include a two-storey front extension and formation of garage with en-suite above.

The existing property has 4 bedrooms, and the proposed development would not create any additional bedrooms.

Car Parking

In accordance with the highway authority's Parking Guidance for New Developments (PGND; Table 2), the minimum car parking requirement for dwellings with 4 bedrooms is 3 spaces.

Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision.

As the number of bedrooms remains unchanged, the parking requirement also remains the same. The proposed development will reduce the driveway area, but sufficient space will remain to accommodate the required parking spaces.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended informative being attached to the decision notice if planning permission is granted:

Note to applicant

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
2 February 2026	Amelia Williams	SD	23 February 2026